

EXHIBIT K



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unths.	6. File Number: 18-7036	7. Loan Number:	8. Mortgage Insurance Case-Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:

Lifelight Group LLC, a Florida Limited Liability Company
175 SW 7th Street, #2110, Miami, FL 33130

E. Name & Address of Seller:

Novato Ventures, LLC, a Maryland Limited Liability
Company
4505 Pacific Hwy E, Suite C2, Fife, WA 98424

F. Name & Address of Lender:

G. Property Location:
2017 Sinclair Lane
Baltimore, MD 21213

H. Settlement Agent:
Lawrence S. London, Esq., Va Clear Title Group
108 Old Court Road, Suite 104, Baltimore, MD 21208

Telephone: 410-486-5456 Fax: 410-486-4678

I. Settlement Date: 11/30/2018
Disbursement Date: 11/30/2018

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		
101. Contract sales price	50,000.00	
102. Personal property		
103. Settlement charges to borrower (line 1400)	37,301.08	
104.		
105.		
Adjustments for items paid by seller in advance		
106. City/town taxes	11/30/2018 to 06/30/2019	222.71
107. County taxes	to	
108. Assessments	to	
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		87,523.80
130. Amounts Paid by or in Behalf of Borrower		
201. Deposit or earnest money		5,000.00
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City/town taxes	to	
211. County taxes	to	
212. Assessments	to	
213.		
214.		
215. Ground Rent Adjustment	07/07/2018 to 11/30/2018	23.80
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		5,023.80
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		87,523.80
302. Less amounts paid by/for borrower (line 220)		5,023.80
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		82,500.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	50,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	11/30/2018 to 06/30/2019
407. County taxes	to
408. Assessments	to
409.	
410. Credit from ABC to Seller	938.31
411.	
412.	
420. Gross Amount Due to Seller	51,161.02
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	13,229.22
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$5,000.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	to
511. County taxes	to
512. Assessments	to
513.	
514.	
515. Ground Rent Adjustment	07/07/2018 to 11/30/2018
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	13,253.02
800. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	51,161.02
602. Less reductions in amount due seller (line 520)	13,253.02
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	37,908.00

The Public Reporting Bureau for the collection of information is estimated at 20 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form unless it displays a clearly valid GUS control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
.700. Total Real Estate Broker Fees				
701.	\$0.00	to		
702.	\$0.00	to		
703.	Commission paid at settlement			
.800. Items Payable in Connection With Loan				
801.	Our origination charge (Includes Origination Point 0.00% or \$0.00)	\$	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)	
803.	Your adjusted origination charges		(from GFE A)	
804.	Appraisal fee	to	(from GFE #3)	
805.	Credit report	to	(from GFE #3)	
806.	Tax service	to	(from GFE #3)	
807.	Flood certification	to	(from GFE #3)	
808.	to			
.900. Items Required by Lender to be Paid in Advance				
901.	Daily interest charges from	from 11/30/2018 to 12/01/2018 @ \$0.00/day		(from GFE #10)
902.	Mortgage insurance premium	months to		(from GFE #3)
903.	Homeowner's insurance	months to		(from GFE #11)
904.		months to		(from GFE #11)
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account		(from GFE #8)	
1002.	Homeowner's Insurance	months @ \$ /month		
1003.	Mortgage Insurance	months @ \$ /month		
1004.	Property taxes	months @ \$ 31.80/month \$		
1005.		months @ \$ /month		
1006.	Assessments	months @ \$ 0.00/month \$		
1007.	Aggregate Adjustment	\$		
1100. Title Charges				
1101.	Title services and lender's title insurance	\$	(from GFE #4)	1,080.00
1102.	Settlement or closing fee	to \$		
1103.	Owner's title insurance - First American Title Insurance Co.	\$	(from GFE #5)	403.20
1104.	Lender's title insurance - First American Title Insurance Co.	\$		
1105.	Lender's title policy limit \$0.00 Lender's Policy			
1106.	Owner's title policy limit \$83,500.00 Owner's Policy			
1107.	Agent's portion of the total title insurance premium	\$322.56		
1108.	Underwriter's portion of the total title insurance premium	\$80.64		
1109.	Baltimore City Lien Cert (2)	to Lawrence S. London, Esq.		110.00
1110.	Courier Fee	to Lawrence S. London, Esq.		35.00
1200. Government Recording and Transfer Charges				
1201.	Deed recording charges	\$	(from GFE #7)	60.00
1202.	Deed \$60.00	Mortgage \$ Release \$		
1203.	Transfer taxes	\$	(from GFE #8)	1,500.00
1204.	State Recording Tax	Deed \$500.00 Mortgage \$		
1205.	State Transfer Tax	Deed \$250.00 Mortgage \$		
1206.	City Transfer Tax	Deed \$750.00 Mortgage \$		
1300. Additional Settlement Charges				
1301.	Required services that you can shop for		(from GFE #6)	
1302.	Water Due	to Director of Finance		122.58
1303.	Rehab Fee	to ABC Management - Baltimore		33,500.00
1304.	Taxes Due (2018/19)	to Director of Finance		381.64
1305.	Water Escrow	to BB&T - MAHT Account		200.00
1306.	Ground Rent Due	to HMN, INC.		60.00
1307.	Citation #55154348	to Director of Finance		1,500.00
1308.	Rental Registration	to Director of Finance		130.00
1309.	Commission	to ABC Capital-Miami		10,020.00
1310.	Processing Fee	to ABC Capital-Miami		499.00
1311.	Homeowners Insurance & Fees	to Stateside APM		780.00
1312.	Closing Fee	to ABC Capital - Baltimore, LLC		148.89
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		37,301.09	13,229.22

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, (B)roker. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

Signature Page

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyer's

LIFELIGHT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY

Jose Michan, Member

Sellers

NOVATO VENTURES, LLC, A MARYLAND LIMITED LIABILITY COMPANY

Jay Hinrichs, Member

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

11-30-18

DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

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Signature Page

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Buyers

LIFELIGHT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY

DocuSigned by:

Jose Michan

~~Jose Michan, Member~~

Sellers

NOVATO VENTURES, LLC, A MARYLAND LIMITED LIABILITY COMPANY

Jay Hinrichs, Member

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Anny Dohr
SETTLEMENT AGENT

DATE

11-30-18

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